

East Victoria Park, 119B Beatty Avenue

You'll Want To Live Here!

Proudly presented by Edward Lim

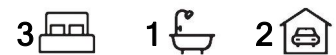
Introducing 119B Beatty Avenue, the ultimate gem you've been searching for! This immaculate 3 bed 1 bath villa home is your key to a lifestyle of comfort and convenience, nestled on a spacious 200m2 strata block within a meticulously maintained complex of 8 residences.

The journey begins as the spacious formal living area gracefully merges with the heart of the home, an inviting open-plan kitchen and dining area. Here, you'll be enchanted by the view of the courtyard, with easy care garden beds, seamlessly blending indoor-outdoor living for a touch of charisma that sets this abode apart.

Prepare to be wowed by the recently upgraded open-plan kitchen, a culinary haven boasting stainless steel appliances and abundant storage, perfect for hosting casual



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Please Call

View
ljhooker.com.au/5EHEFFB

Contact
Edward Lim
0408 929 655
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**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

gatherings or simply indulging in moments of pure relaxation.

Venture further into the accommodation wing, where generously sized bedrooms await, bathed in natural light to create a serene retreat. The centrally located bathroom beckons with its bathtub, separate shower, and sleek vanity, while the adjacent laundry room offers seamless access to the rear yard for added convenience.

Location-wise, this home is a dream come true, just steps away from shops, restaurants, bars, and even Aqualife's gym and pool facilities for the fitness enthusiasts. Plus, with easy access to the soon-to-be-completed brand new Oats Street Station and regular buses to the city, getting around has never been easier!

The Property & What We Love?!

- * Exceptionally Located & So Convenient!
- * Year Built: 1995 | Block Size: 200m², Build Up Area: App. 112m²
- * Open-Plan Kitchen, Dining & Living Area
- * Spacious & well proportioned
- * Tandem parking for 2 vehicles
- * Seamless indoor-outdoor living
- * Easy access to nearby public transport (train station & bus stop)
- * NBN Ready (FTTP | oh yes, that's the good one!)
- * Ducted evaporative air conditioning system throughout
- * Storeroom
- * Peaceful & Whisper Quiet
- * Low Maintenance
- * Perfect Lock & Leave
- * Estimated Rental \$660 - \$680/week, good right?!

Outgoings:

- * Council Rates: app. \$1,831.95 (FY 2023 - 2024)
- * Water Rates: app. \$1,154.16 (FY 2022 - 2023)
- * Strata Levies: \$708.00/qtr

Currently leased to a reliable tenant for \$430 per week until 19/5/24, this home presents a golden opportunity for first-time buyers, downsizers, or savvy investors looking to make a move. With its perfect blend of character and modern living, 119B Beatty Avenue promises an exceptional lifestyle choice, perfectly positioned for convenience, comfort, and excitement.

Come experience the magic for yourself! Contact listing agent, Edward Lim, on 0408 929 655 for more information.

** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**



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More About this Property

Property ID	5EHEFFB
Property Type	Villa
Land Area	200 m ²
Including	Evaporative Cooling Toilets (1) Courtyard Floorboards Built-in-Robes

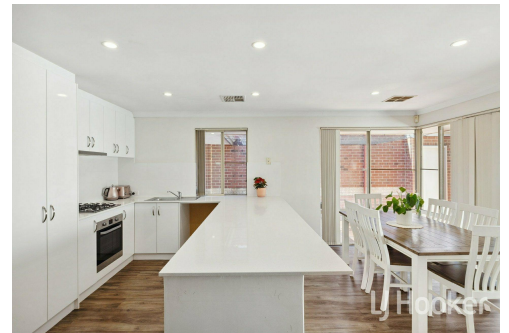
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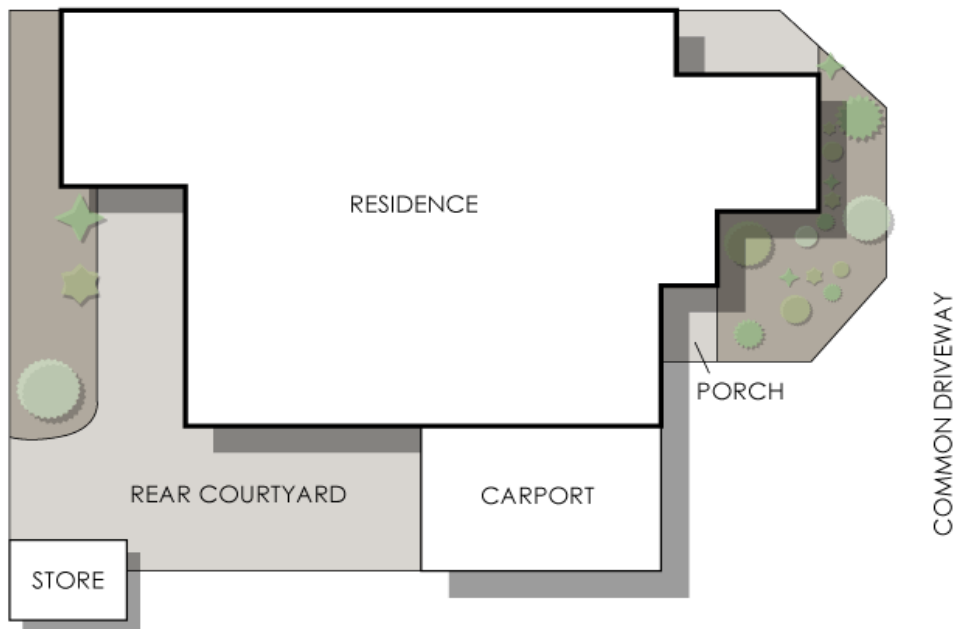
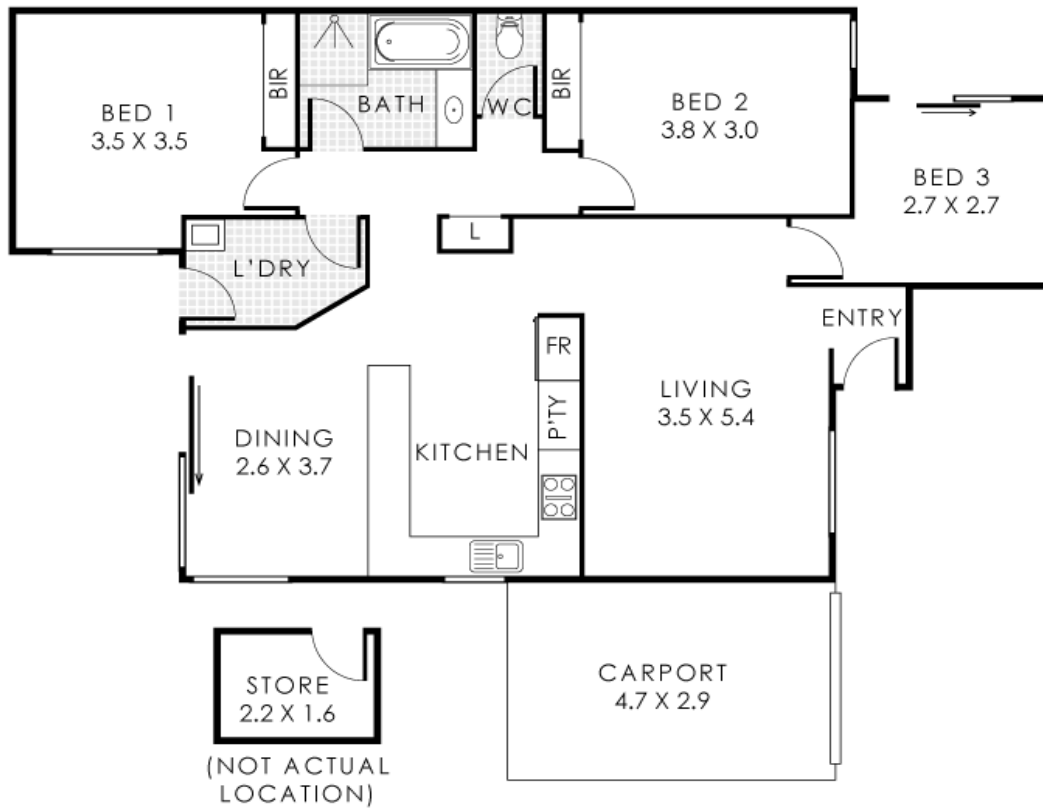
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119B Beatty Avenue, East Victoria Park

Residence 112m² | Carport 16m² | Store 4m²
Total Area 132m² | Total Lot Size 200m²

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements and total areas do not include or account for wall thickness or roof area under eaves. Ciba Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the first floor plan. Not to be used for any other purpose. www.cibacreative.com.au

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